

TRUSTEE'S SALE

of valuable, improved real estate located on Quebec School Road, in the Subdivision of Midvale Farm, in Middletown Election District, Frederick County, Maryland, and known as 2321 Quebec School Road.

By virtue of the power and authority contained in the Deed of Trust from James Riley Trail, Jr. and Janice I. Trail, husband and wife, dated December 2, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1037, folio 204, the undersigned Substitute Trustee will offer for sale at the Court House, under the clock tower (Patrick & Court Streets), in Frederick, Maryland, on

WEDNESDAY, APRIL 6, 1983
AT 11:00 A.M.

the following described land together with the improvements thereon, to-wit:

All that lot or parcel of land situate, lying and being in the Middletown Election District, Frederick County, Maryland, and being known and designated as Lot No. 2, Section I, as shown on a Plat of Subdivision entitled "MID VALE FARM" recorded among the Plat Records of Frederick County, Maryland, in Plat Book 15, folio 91, and containing 5.198 acres of land, more or less.

BEING all and the same real estate described and conveyed in a Confirmatory Deed to James Riley Trail, Jr. and Janice I. Trail, husband and wife, dated November 23, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1037, folio 202.

The improvements thereon consist of a brick ranch-type dwelling, containing 1600 square feet of living area, consisting of modern country style kitchen with brick fireplace, formal dining room, sunken living room, entrance foyer, laundry room, half bath, three (3) bedrooms and two full baths. Full cement basement; heating by oil forced air; well and septic. There is an attached two car garage and a detached frame barn approximately 14' x 38'.

FINANCING: Available to qualified purchaser at Fredericktown Bank & Trust Company. For information call Mr. C. Monroe Keeney, Fredericktown Bank & Trust Company, (301) 662-8231.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser in cash or certified check payable to the Trustee at the time of sale. The balance of the purchase price to be paid in cash at settlement which shall be within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, unless said period is extended by the Trustee, his successors or assigns, for good cause shown. Time being of the essence. Interest at the rate of 12% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale, and assumed thereafter by the purchaser. All costs of conveyancing, documentary stamps, transfer taxes, document preparation, and title insurance shall be borne by the purchaser. All property is being sold subject to all recorded restrictions, covenants and agreements. The improvements are being sold in "as is" condition. The Trustee reserves the right to withdraw the herein described property from sale at any time. The Trustee reserves the right to announce additional terms and conditions on the day of sale.

HOWARD R. STEPLER, JR.
Substitute Trustee

Howard R. Stepler, Jr.
18 West Church Street
Frederick, Maryland 21701
Phone: (301) 662-6304
ATTORNEY
JAMES G. TROUT, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

I _____ do (does) hereby acknowledge
that I _____ have (has) purchased the real
estate described in the advertisement
attached hereto at and for the sum of
SEVENTY EIGHT THOUSAND -----

Dollars (\$78,000.00--), the sum of
Seven Thousand Eight Hundred -----

Dollars (\$7,800.00) having been paid this
date and the balance of Seventy
Thousand Two Hundred -----

Dollars (\$70,200.00) being due and payable
at the time of final settlement and he
do (does) further covenant and agree that
he _____ will comply with the terms of
sale as expressed in the advertisement
attached hereto.

WITNESS my _____ hand(s) and seal(s) this
6th day of April 1983.

FREDERICKTOWN BANK & TRUST COMPANY

By: C. Monroe Keeney (SEAL)
C. Monroe Keeney, Senior Vice President

(SEAL)

Purchaser(s)

WITNESS:

James G. Trout
James G. Trout

Filed April 8, 1983